CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- FEBRUARY 19, 2021 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Timothy Knudsen Zurich Esposito Brian Sanchez Jolene Saul Sam Toia

Chairman Knudsen called the meeting to order at 9:01 AM. Chairman then undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Esposito, Sanchez, Saul, and Toia).

Motion to approve the minutes from the January 15, 2021 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the agenda for the February 19, 2021 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

629-19-S ZONING DISTRICT: B3-1 WARD: 11

APPLICANT: Flags Social & Athletic Club

OWNER: Same as applicant **PREMISES AFFECTED:** 552 W. 47th Street

SUBJECT: Application for a special use to expand an existing one-story

private lodge with a proposed one-story addition.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

CONTINUED CASE

24-21-Z ZONING DISTRICT: RT-3.5 WARD: 32

APPLICANT: James R, Nelson
OWNER: Same as applicant
PREMISES AFFECTED: 1541 W. George Street

SUBJECT: Application for a variation to relocate the required 203.17 square

feet of rear yard open space onto the roof of an existing two-car garage for a proposed new rear patio with side stairs and new unenclosed access stairs and walkway to the garage roof deck at the rear of the existing two-story single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul,

and Toia.

REGULAR CALL

42-21-Z ZONING DISTRICT: RT-3.5 WARD: 32

APPLICANT: James R. Nelson
OWNER: Same as applicant
PREMISES AFFECTED: 1541 W. George Street

SUBJECT: Application for a variation to reduce the rear setback from 35' to

22.76', west side setback from 2' to zero, east side setback from 2' to zero, combined side setback from 5' to zero for a proposed rear patio with side stairs and a new unenclosed access stairs and walkway to the garage roof deck at the rear of the existing tow-

story, single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

43-21-S ZONING DISTRICT: B3-1 WARD: 37

APPLICANT: Just Us Salon OWNER: DSK, LLC

PREMISES AFFECTED: 4056 W. Division Street

SUBJECT: Application for a special use to establish a hair salon.

Continued to March 19, 2021

44-21-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: Mylissa L Genaro / Liv My Beauty, LLC

OWNER: Bermers, LLC Patrick Barrett **PREMISES AFFECTED:** 7132 N. Harlem Avenue Suite 205

SUBJECT: Application for a special use to establish a beauty salon.

Motion to approve made by Chairman. Second by Toia.

Motion

carried 5-0; yeas - Chairman, Esposito, Sanchez, Saul, and

Toia.

45-21-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Beyoutiful Beauty Bar, LLC **OWNER:** 95th Street Commons, LLC

PREMISES AFFECTED: 2042 W. 95th Street

SUBJECT: Application for a special use to establish a beauty / nail salon.

Continued to March 19, 2021

46-21-S ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: Mirza Baig dba Al-Rahman Business Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 7201 N. Clark Street

SUBJECT: Application for a special use to expand an existing 536,4333

square foot retail building with a 1,089.38 square foot addition to

the retail building for an existing gas station.

Continued to April 16, 2021

47-21-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Shi Fang Wu **OWNER:** Same as applicant **PREMISES AFFECTED:** 1646 W. 32nd Place

SUBJECT: Application for a variation to reduce the west side setback from the

required 2.02' to 1' (east to be 3.88'), combined side setback from 5.06' to 4.88' for a proposed one-story rear addition to the existing

single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul,

and Toia.

48-21-S ZONING DISTRICT: B2-2 WARD: 32

APPLICANT: Hare and Company, LLC
OWNER: Maer Properties, LLC

PREMISES AFFECTED: 2255 W. Roscoe Street Suite C-2

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

49-21-S ZONING DISTRICT: DX-3 WARD: 25

APPLICANT: ZSD Madar, LLC **OWNER:** Herzog Fixture Co. Inc. **PREMISES AFFECTED:** 6 N. Carpenter Street

SUBJECT: Application for a special use to establish a six-story, thirteen

dwelling unit building with commercial use under 20% of the lot

area on the ground floor.

Continued to March 19, 2021

50-21-S ZONING DISTRICT: B3-2 WARD: 33

APPLICANT: HQ Studio Development Group, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2313-17 W. North Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor and duplexed with the basement to convert a threestory, four-dwelling unit building with office to a seven-dwelling unit with building with office and five on-site parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

51-21-Z ZONING DISTRICT: RM-5 WARD: 48

APPLICANT: Provenance Condominium Association

OWNER: Same as applicant

PREMISES AFFECTED: 5230 N. Kenmore Avenue

SUBJECT: Application for a variation to reduce the north side setback from 5'

to 0.9', south side setback from 5' to 0.86', combined side setback from 18' to 1.76' for two proposed roof decks on the existing side walls to enclose two existing exterior ramps serving the attached garage of the existing four-story, twenty dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

52-21-S ZONING DISTRICT: B3-2 WARD: 50

APPLICANT: Starbucks Corporation

OWNER: GW Western & Touhy, LLC **PREMISES AFFECTED:** 7127 N. Western Avenue

SUBJECT: Application for a special use to establish a one-lane drive-through

to serve a proposed fast-food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

At 11:40 AM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0: yeas — Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 11:50 AM.

At 11:50 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 11:50 AM.

53-21-Z ZONING DISTRICT: RM-5 WARD: 28

APPLICANT: 3300 W Warren, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3300 W. Warren Boulevard

SUBJECT: Application for a variation to reduce the east side setback from the

required 2.08' to zero (west to be zero), combined side setback from 5.2' to zero for the extension of landings at an existing side three-story open porch at the second and fourth stories for the existing four-story, six dwelling unit building being converted to

seven dwelling units.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

54-21-Z ZONING DISTRICT: B3-3 WARD: 33

APPLICANT: Celadon Holdings III, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3559 W. Lawrence Avenue

SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 4'-7" on floors containing dwelling units for a

proposed six-story, fifty dwelling unit building with thirteen om

site parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia (Saul recused).

ZONING DISTRICT: B3-2 WARD: 40 APPLICANT: The Ethiopian Community Association of Chicago, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 5800-02 N. Lincoln Avenue

SUBJECT: Application for a special use to establish a community center in

three existing retail and office tenant spaces in an existing retail

and office building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul,

and Toia.

56-21-Z ZONING DISTRICT: B2-3 WARD: 33

APPLICANT: Thomas Plunkett **OWNER:** Same as applicant **PREMISES AFFECTED:** 2510 W. George Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to zero on floors containing dwelling units for a proposed four-story, four dwelling unit building with roof top stairway and elevator enclosure, roof deck and attached four car

garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

57-21-Z ZONING DISTRICT: RT-4 WARD: 46 APPLICANT:Malden Development LLC-4606-4630 N. Malden Series

OWNER: Same as applicant PREMISES AFFECTED: 4626 N. Malden Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 520 square feet to zero for a proposed three-story, eight dwelling unit building with common rooftop deck, trash enclosure and five-car off alley garage and two open space parking

pad.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Tois

and Toia.

58-21-Z ZONING DISTRICT: RT-4 WARD: 46 APPLICANT:Malden Development, LLC - 4606 4630 N. Malden Series

OWNER: Same as applicant **PREMISES AFFECTED:** 4626 N. Malden Street

SUBJECT: Application for a variation to reduce the minimum lot area from

8,000 square feet to 7,721 square feet for a proposed three-story, eight dwelling unit building with common roof top, trash enclosure and five-car off alley garage and two open space parking pad.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

59-21-Z ZONING DISTRICT: RT-4 WARD: 46 APPLICANT:Malden Development, LLC - 4606-4630 N. Malden Series

OWNER: Same as applicant **PREMISES AFFECTED:** 4626 N. Malden Street

SUBJECT: Application for a variation to reduce the required number of

parking spaces from eight to seven for a proposed three-story, eight dwelling unit building with common roof top, trash enclosure and five-car off-alley garage and two open space parking pad.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

60-21-Z ZONING DISTRICT: M2-2 WARD: 27

APPLICANT: Real Vet West Loop, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 451-57 N. Elizabeth Street

SUBJECT: Application for a variation to reduce the front setback from the

minimum required 12' to zero, rear setback from 30' to 12' for a proposed three-story veterinary, animal boarding and day care establishment with basement and seventeen car parking lot.

Continued to March 19, 2021

61-21-S ZONING DISTRICT: C1-2 WARD: 19

APPLICANT: Vidhi Properties, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1943 W. Monterey Avenue

SUBJECT: Application for a special use to establish a one-lane drive through

to serve a proposed one-story fast-food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul,

and Toia.

62-21-Z ZONING DISTRICT: RS-3 WARD:47

APPLICANT: Zach and Leslie Archer

OWNER: Same as applicant **PREMISES AFFECTED:** 3939 N. Hoyne Avenue

SUBJECT: Application for a variation to 3.2', combined side setback from 8'

to 5.99' for a proposed one-story side addition to the existing three-

story, single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

63-21-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Zach and Leslie Archer OWNER: Same as applicant PREMISES AFFECTED: 3939 N. Hoyne Avenue

SUBJECT: Application for a variation to expand the existing 3,849 square feet

of floor area which has been in existence for 50 years to 4,784.68 square feet for a proposed one-story side addition to the existing

three-story, single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul,

and Toia.

At 1:45 PM, Chairman made a motion for a thirty-five (35) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 2:20 PM.

At 2:20 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 2:20 PM.

64-21-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Joben and Elise Grimmius

OWNER: Same as applicant **PREMISES AFFECTED:** 1833 W. Erie Street

SUBJECT: Application for a variation to reduce the west side setback from the

required 2' to .75' (east to be 2.61'), combined side setback from 4.8' to 3.36', for a proposed new metal stair to access the roof deck

of an existing two-story, two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

65-21-Z ZONING DISTRICT: RS-3 WARD: 40

APPLICANT: Clement Kirabo Jackson **OWNER:** Same as applicant

PREMISES AFFECTED: 5326 N. Bowmanville Avenue

SUBJECT: Application for a variation to reduce the front setback from the

minimum 20.77' to 11.33' for a proposed two-story addition to the

existing two-story, single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

and 101

66-21-Z ZONING DISTRICT: RM-4.5 WARD: 35

APPLICANT: 3139 N. Central Park, LLC

OWNER: 3139 N. Central Park, LLC / Goran Josipovic

PREMISES AFFECTED: 3139-41 N. Central Park Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 12.41' to 6.95', north side setback from 2' to 0.85' (south to be 2.46') combined side setback from 5' to 3.31' to allow for the subdivison of one zoning lot into two zoning lots. The existing

four-story, three dwelling unit building shall remain.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

67-21-Z ZONING DISTRICT: RM-4.5 WARD: 35

APPLICANT: 3139 N Central Park, LLC

OWNER: 3139 N. Central Park, LLC / Goran Josipovic

PREMISES AFFECTED: 3139-41 N. Central Park Avenue

SUBJECT: Application for a variation to reduce the required off street parking

from the required three spaces to two spaces in order to subdivide one zoning lot into two zoning lots. The existing four-story, three dwelling unit building with two car garage at 3139 N. Central Park

shall remain. **Withdrawn**

68-21-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3,893 square feet for a proposed addition of a fourth dwelling unit to an existing three-story, three

dwelling unit building.

Continued to April 16, 2021

69-21-Z ZONING DISTRICT: RT-4 WARD:32

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the required total off-street

parking from four spaces to three spaces for the proposed addition

to an existing three-story, three dwelling unit building.

Continued to April 16, 2021

70-21-S ZONING DISTRICT: B3-1 WARD: 29

APPLICANT: The Goat Parlor, LLC

OWNER: Albert Rizzo

PREMISES AFFECTED: 2727 N. Harlem Avenue

SUBJECT: Application for a special use to establish a barber shop.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

71-21-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: Bottles and Cans Too, LLC

OWNER: Devon Central, LLC

PREMISES AFFECTED: 5366-70 W. Devon Avenue / 6401 N. Central Avenue

SUBJECT: Application for a special use to establish a liquor store (packaged

good liquor license) in an existing one-story commercial building. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul,

and Toia.

72-21-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: Rita E. Knorr **OWNER:** Same as applicant

PREMISES AFFECTED: 2847-49 W. Palmer Street

SUBJECT: Application for a variation to reduce the required parking spaces

from two to zero to allow for the increase from six dwelling units to eight dwelling units in an existing three-story, six dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

73-21-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Door 24 Wine, LLC

OWNER: Walter Aque

PREMISES AFFECTED: 2124 N. Damen Avenue

SUBJECT: Application for a special use to establish a liquor store (wine

store).

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

74-21-Z ZONING DISTRICT: B2-3 WARD:32

APPLICANT: 3015 N Southport, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3015-17 N. Southport Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 6.13' to zero, rear setback from 30' to 15.33', north side setback from 4' to zero for a proposed five-story, seven dwelling

unit building with thirteen parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

75-21-Z ZONING DISTRICT: B2-3 WARD: 32

APPLICANT: 3015 N Southport, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3015-17 N. Southport Avenue

SUBJECT: Application for a variation to increase the building height from the

maximum 50' to 50.33' for a proposed five-story, seven dwelling

unit building with thirteen on-site parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

76-21-Z ZONING DISTRICT: RT-3.5 WARD: 35

APPLICANT: Lucas Blahnik **OWNER:** Same as applicant

PREMISES AFFECTED: 3132 N. Spaulding Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to 1' (south to be 2.15'), combined side setback from 5' to 3.15' for the subdivision of one zoning lot into two zoning lots. A two-story, single family residence is proposed for the new

lot at 3130 N. Spaulding Avenue.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

77-21-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Sharon and John Baldwin

OWNER: Same as applicant **PREMISES AFFECTED:** 1064 W. Polk Street

SUBJECT: Application for a variation to expand the existing 1,981.64 square

feet of floor area that has existed for more than fifty years by 138.51 square feet for a proposed three story, elevator enclosure addition and new rear open bridge connection from the addition to

the existing garage roof deck.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

78-21-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Sharon and John Baldwin

OWNER: Same as applicant **PREMISES AFFECTED:** 1064 W. Polk Street

SUBJECT: Application for a variation to reduce the east side setback from the

required 2' to zero, west side setback from 2' to zero, combined side setback from 5' to zero, rear setback from 28' to .1' for a proposed rear three- story elevator enclosure addition and new rear open bridge connection from the addition to the existing garage

roof deck.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Sanchez, Saul,

79-21-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Sharon and John Baldwin

OWNER: Same as applicant **PREMISES AFFECTED:** 1064 W. Polk Street

SUBJECT: Application for a variation to relocate the required 162.5 square

feet of rear yard open space to a deck or patio that is more than four feet above grade for a proposed rear three-story elevator enclosure addition and new rear open bridge connection from the

new addition to the existing garage roof deck.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

At 4:33 PM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 4:45 PM.

At 4:45 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 4:45 PM.

80-21-S ZONING DISTRICT: B3-2 WARD: 7

APPLICANT: Anthony Roberts
OWNER: Scott McNaughton
PREMISES AFFECTED: 2224 E. 79th Street

SUBJECT: Application for a special use to establish a barber / beauty shop.

Continued to April 16, 2021

81-21-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: David Nickell **OWNER:** Same as applicant

PREMISES AFFECTED: 2129 W. Belle Plaine Avenue

SUBJECT: Application for a variation to expand the existing 2,915 square feet

of floor are that has been in existence for more than fifty years by 437 square feet for a total of 3,352 square feet for a proposed second floor raised roof addition a rear second floor addition and a rear one-story addition to the existing two-story, single family

residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

82-21-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: David Nickell **OWNER:** Same as applicant

PREMISES AFFECTED: 2129 W. Belle Plaine Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 14.78' to 124.11', west side setback from 2' to 0.62' (east

to be 3.24'), combined side setback from 5' to 3.86' for a proposed second floor raised roof addition, a rear second floor addition and a rear one-story addition to the existing two-story, single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

83-21-S ZONING DISTRICT: PMD-9 WARD: 37

APPLICANT: Abdulqader Saleh **OWNER:** Same as applicant

PREMISES AFFECTED: 801-07 N. Cicero Avenue

SUBJECT: Application for a special use to establish a gas station with a one-

story mini mart.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul,

and Toia.

84-21-Z ZONING DISTRICT: PMD-9 WARD: 37

APPLICANT: Abdulqader Saleh **OWNER:** Same as applicant

PREMISES AFFECTED: 801-07 N. Cicero Avenue

SUBJECT: Application for a variation to reduce the lot area from the required

20,000 square feet to 15,543.17 square feet for a proposed gas

station with a one-story mini mart.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

85-21-S ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: Progressive Baptist Church

OWNER: Same as applicant **PREMISES AFFECTED:** 3924 S. Wells Street

SUBJECT: Application for a special use to establish a community center.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

86-21-Z ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: Progressive Baptist Church

OWNER: Same as applicant **PREMISES AFFECTED:** 3924 S. Wells Street

SUBJECT: Application for a variation to reduce the front setback along S.

Princeton from 14.69' to zero, north side setback from 2' to 1' (south to be 4.35' and combined to be 5.35"), reduce the parking setback required to prevent obstruction of the sidewalk by cars from 20' to zero for the conversion of a single-family residence

into a community center on a through lot.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

87-21-S ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Mural Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1928 S. Jourdan Court

SUBJECT: Application for a special use to locate thirty-four parking stalls

within a proposed required and non-required accessory parking garage to serve a proposed office use at 920 W. Cullerton Street.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and

Toia (Saul recused).

88-21-S ZONING DISTRICT: C1-3 WARD: 25

APPLICANT: 15 North Elizabeth, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 15 N. Elizabeth Street

SUBJECT: Application for a special use to establish residential use below the

second floor in an existing six-unit residential building with eight

parking spaces. The ground floor commercial unit shall be

converted to a dwelling unit.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

89-21-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: David Swendsen and Amanda Anderson

OWNER: Same as applicant

PREMISES AFFECTED: 2434 N. Fairfield Avenue

SUBJECT: Application for a variation to reduce the south side setback from

the required 2' to 1.4' (north to be 2.85'), combined side setback from 5' to 4.25' for a proposed third story addition and new rear

deck on the existing three-story single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

90-21-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: David Swendsen and Amanda Anderson

OWNER: Same as applicant

PREMISES AFFECTED: 2434 N. Fairfield Avenue

SUBJECT: Application for a variation to increase the existing 2,834.32 square

feet to 3,116.14 square feet for a proposed third story addition and

a new rear deck on the existing three-story, single family

residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

91-21-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: David Swendsen and Amanda Anderson

OWNER: Same as applicant

PREMISES AFFECTED: 2434 N. Fairfield Avenue

SUBJECT: Application for a variation to increase the maximum building

height from 30' to 31.01' for a proposed third story addition and a new rear deck on the existing three-story, single family residence. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul,

and Toia.

CONTINUANCES

343-20-S ZONING DISTRICT: M1-1/ M2-2 WARD: 18

APPLICANT: Mi Canchita Indoor Field, LLC

OWNER: Yolanda and Jose Dominguez / Chulis, LLC

PREMISES AFFECTED: 7625 S. Kedzie Avenue

SUBJECT: Application for a special use to establish a sports and recreation,

participation use within an existing one-story building with new

on-site parking areas.

Continued to April 16, 2021

344-20-Z ZONING DISTRICT: M1-1/ M2-2 WARD: 18

APPLICANT: Mi Canchita Indoor Field, LLC

OWNER: Yolanda & Jose Dominguez / Chulis, LLC

PREMISES AFFECTED: 7625 S. Kedzie Avenue

SUBJECT: Application for a variation to eliminate the one required loading

berth for a proposed Sports and Recreation participant use in an existing one-story building with new on-site parking areas.

Continued to April 16, 2021

372-20-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Eli and Chana Webster **OWNER:** same as applicant.

PREMISES AFFECTED: 3555 W. Granville Avenue

SUBJECT: Application for a variation to increase the floor area ratio from .67

to .75 for a proposed two-story, single family residence with an

attached two car garage.

Withdrawn

373-20-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Eli and Chana Webster **OWNER:** Same as applicant

PREMISES AFFECTED: 3555 W. Granville Avenue

SUBJECT: Application for a variation to reduce the required front setback

from the required 20.31' to 10.33', rear setback from 34.83' to 22.83' for a proposed two-story single-family residence with an

attached two-car garage.

Withdrawn

404-20-S ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: Public Building Commission of Chicago

OWNER: City of Chicago

PREMISES AFFECTED: 2555 W. Grand Avenue

SUBJECT: Application for a special use to establish a major utilities and

services.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,

and Toia.

405-20-Z ZONING DISTRICT: PMD 4-A WARD: 27

APPLICANT: Public Building Commission of Chicago

OWNER: City of Chicago

PREMISES AFFECTED: 2555 W. Grand Avenue

SUBJECT: Application for a variation to retain the existing conditions that

includes twenty-three trees within the landscape setback instead of ornamental fencing and reduce the number of trees from 157 to 94. Applicant is providing alternative treatments that exceed the

required interior green space.

Withdrawn

437-20-S ZONING DISTRICT: B3-2 WARD: 41

APPLICANT: Nimi Abraham **OWNER:** Same as applicant

PREMISES AFFECTED: 6411 N. Northwest Highway

SUBJECT: Application for a special use to establish a gas station with a one-

story accessory convenience store.

Continued to April 16, 2021

438-20-Z ZONING DISTRICT: B3-2 WARD: 41

APPLICANT: Nimi Abraham **OWNER:** Same as applicant

PREMISES AFFECTED: 6411 N. Northwest Highway

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 20,000 square feet to 17,120 square feet for a

proposed gas station with a one-story accessory convenience store.

Continued to April 16, 2021

37-21-S ZONING DISTRICT: PMD-9 WARD: 28

APPLICANT: Canna B Growth, LLC

OWNER: Charles Hall

PREMISES AFFECTED: 4411 W. Carroll Street

SUBJECT: Application for a special use to establish a cannabis craft grow

facility.

Continued to March 19, 2021

38-21-S ZONING DISTRICT: PMD-9 WARD: 28

APPLICANT: Canna B Growth, LLC

OWNER: Charles Hall

PREMISES AFFECTED: 4411 W. Carroll Street

SUBJECT: Application for a special use to establish a cannabis processor

facility.

Continued to March 19, 2021

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting went into closed session at 7:11 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting returned to open session at 7:45 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 409-20-Z, 413-20-Z, 418-20-S, 421-20-Z, and 422-20-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of January 15, 2021, with the exception of Board Cal Nos. 25-21-Z, 34-21-Z, 35-21-Z, 36-21-Z, 40-21-S, and 41-21-S made by the Chairman. Second by Toia. Motion carried 5-0: yeas — Chairman, Esposito, Sanchez, Saul, and Toia.

The Chairman moved to adjourn at 7:57 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, Esposito, Sanchez, Saul, and Toia.

Adjournment.